



## MEMORANDUM

**Date:** March 11, 2016

**To:** Mayor and City Council  
Boards and Commissions  
City Employees

**From:** Nelson Fialho, City Manager

**Subject:** City Manager's Newsletter

---

Community engagement is deeply rooted in Pleasanton as represented by the 107 residents participating on our Boards, Commissions, Committees and Task Forces. We are looking for new members for a variety of our Commissions and Committees as mentioned below. If you know a Pleasanton resident who would like to be more engaged in their community, please share!

### **HUMAN RESOURCES SPOTLIGHT – PROMOTIONS AND RETIREMENTS**

We recently finalized our internal promotional recruitment process and selection for Deputy Chief in the Livermore-Pleasanton Fire Department. Joe Testa was appointed as the new Deputy Chief in February 2016. Joe has served the LPFD since 1996, when he joined the Department as a Firefighter. He has served as a Firefighter/Paramedic, Fire Engineer, Fire Captain, and most recently as Battalion Chief since 2008. In his management capacity, Joe has had oversight of LPFD facilities, the Department's radio program, and is the go-to staff resource for the Department's social media and public information needs. As Deputy Chief, Joe will oversee the Operations side of the LPFD, including the suppression crews and training division. Joe's strong communication skills and thoughtful management style will be a benefit to our organization in his new role. Please join me in congratulating Joe on his promotion!

I would like to take the opportunity to recognize the upcoming retirements of employees who have completed 30 or more years with the City. In March, the City is wishing a fond farewell to three employees who have reached this impressive milestone.

Jeff Ballou, the City's Chief Utilities System Operator, is retiring on March 11 after 35 years of service with the City of Pleasanton. Jeff was hired on October 6, 1980, as a Meter Reader, and was promoted to a number of progressively responsible staff and supervisory positions within the City's Utilities Division throughout his career. Jeff's legacy will surely carry on through all the Utilities staff he has had a hand in hiring, training and mentoring and supporting in his over three decades with the City.

Larry Griffith, from the City's Parks Maintenance Division, is retiring on March 25 after 32 years of service. Larry has served as a Lead Worker in the Parks Maintenance Division since his hire on March 19, 1984. Larry has kept Pleasanton's parks, trails and medians beautiful for the past three decades; he is our resident expert and resource on the City's irrigation systems, his experience and knowledge will be greatly missed.

Mike Truscott, the City's Operations Services Maintenance Supervisor assigned to the Streets Division, is retiring on March 25 after 30 years of service. Mike was hired on February 5, 1986 as a Street Maintenance Trainee and progressed through the Street Maintenance Worker series to his current Division supervisory capacity. In the course of his career, Mike has seen significant shifts in infrastructure growth and sidewalk and street maintenance needs in our City and has been a dependable and positive force within our organization.

These employees have served our community and organization with dedication for nearly a **CENTURY** of combined service! Please join me in thanking Jeff, Larry and Mike for their service and wishing them a long and happy retirement!

### **NEW LIBRARY DIRECTOR ANNOUNCED**

The City recently finalized our recruitment and selection process for a new Director of Library Services. I am excited to be welcoming Heidi Murphy as our new Director of Library Services on April 4. Heidi comes to us from Los Gatos, where she currently serves as Library Director. In Los Gatos, Heidi has played a key role in working with the community and other stakeholders to design and construct a 30,000 square foot modern library, developed and implemented a comprehensive Library Strategic Plan, and implemented creative library service models and programs for the community. I'm confident Heidi possesses the kind of innovation and progressive leadership style to sustain and improve existing services, while also embarking on the design and construction of a new library for our community. She is also committed to sustaining the organizational culture of the Pleasanton Library, which includes exceptional internal and external customer service, collaboration, innovation, creativity and a strong sense of mission and purpose throughout all levels of the organization. Please join me in welcoming Heidi to the City of Pleasanton on April 4!

### **ALL EMPLOYEES MEETINGS**

In August 2015, I held three sessions of an All Employee Meeting – this was the first such meeting in a number of years. These sessions were well-attended by City staff and offered an opportunity for employees to receive valuable information directly from me about the City and our organization. At the August sessions, I provided an update on the City budget and the 2015 Community Survey results, as well as important City projects, such as the Purple Pipe project, Bernal Community Park and economic and residential development updates. Organizational initiatives such as the Leadership Academy, Employee Engagement and Succession Planning were also discussed. We spent time on employee Q & A, as well as an opportunity for employees to network, meet new staff and form cross-departmental connections.

The next All Employee Meeting will be presented later this month – an announcement flyer with session schedule details was recently distributed to employees. I encourage City staff to coordinate their attendance with their supervisor, and come to hear the most recent updates on our ongoing City projects and initiatives. We have exciting developments in many areas, and I look forward to sharing them with you.

## **ECONOMIC DEVELOPMENT SPOTLIGHT**

Pleasanton's commercial activity remains strong as we move into 2016. Citywide commercial vacancy rates are one indicator with office vacancy at 8.8% and industrial vacancy at 2.0% (at the close of 2015), both of which are below other Tri-Valley cities. As well, the leasing rate for Class A office space in Pleasanton averages \$2.76/square foot, higher than San Ramon's average \$2.71/SF and Dublin's average \$2.51/SF.

This positive momentum is demonstrated by activity at Rosewood Commons – in Hacienda at Owens and Rosewood drives – since Swift Real Estate's purchase and repositioning of the 1 million square foot 'headquarters campus.' The center now offers outdoor green spaces, collaboration and activity areas, a renovated on-site cafe featuring a full-service Peet's Coffee & Tea along with a gaming area; an upgraded conference center with an auditorium for meetings, trainings and events, a fitness facility and a campus bike share program.

This investment has generated renewed interest in the campus. Over the past year, Gap Inc. leased and subsequently purchased an 180,000 square foot building while Ellie Mae's 37,700 square foot expansion increased its total footprint to 137,000 square feet. This complements relocation to the center by several other Pleasanton companies – ServiceMax, SmartZip Analytics, Zenith and Farmers Insurance. To date, this brings Rosewood Commons to greater than 80% occupancy with other companies actively touring the vacant space.

## **LUND RANCH REFERENDUM**

On January 5, 2016, the City Council approved a project known as Lund Ranch II, consisting of 43 new single-family homes plus 174 acres of public open space and trails on a 195-acre parcel in Southeast Pleasanton. Residents who opposed the project submitted a referendum petition to the City Clerk and obtained the requisite number of signatures to qualify the measure for the ballot. At its March 1, 2016 meeting, the City Council voted to place the measure on the June 7 ballot. A "yes" vote on the measure means that a voter is in favor of the project moving forward. A "no" vote means that a voter is not in favor of the project moving forward. A majority of votes (i.e. 50 percent plus one) will determine the outcome. As a reminder, campaigning at City facilities is prohibited as well as the use of City equipment and personnel.

## **ST. MARY STREET LOT FOR TEMPORARY AND EMPLOYEE PARKING**

Work has begun on the City's Downtown Parking Strategy and Implementation Plan. While that effort continues, staff have identified a number of short-term parking solutions, including striping approximately 52 parking spaces on First Street, commencing parking enforcement of time-limited spaces, and preparing the St. Mary Street lot for temporary/employee parking.

The St. Mary Street lot is located between Division Street and St. Mary Street, adjacent to the Union Pacific Railway line. The site has been resurfaced and striped with 45 new parking spaces, and a new driveway curb-cut has been installed on St. Mary Street. This site can be used for downtown employee parking for the foreseeable future during the majority of the year. During a limited number of special events, the DeMolay organization will continue to use the site for "pay parking" as its primary fundraising effort. When the DeMolay organization is using the site, staff will work with the PDA and downtown businesses to find other solutions for employee parking. The goal is to have permanent employee parking solutions identified in the Downtown Parking Strategy and Implementation Plan.

## **DOWNTOWN WI-FI COMING – PILOT PROJECT PLANNED**

An outdoor Wi-Fi network is planned to be installed at the Dolores Bengtson Aquatic Center (DBAC) planned for March 21, 2016. At completion, the Wi-Fi network will allow private and secure access to staff, public safety, and facilitate swim meets at the 50-meter pool. Additionally, it will also be designed to allow free, public access for Internet connectivity.

The Far Western Championships will be coming to DBAC March 30 through April 2, 2016 and will serve as a pilot project where the experiences and analysis of the network, especially during this highly attended event with dense Wi-Fi use, will assist us in selecting the technology choice and design of the downtown Wi-Fi network. The plan is to transition our efforts to Wi-Fi downtown immediately following the Far Western Championships event.

## **RENOVATION OF AMADOR RECREATION CENTER**

In 1969, the Amador Recreation Center was built to provide a place to gather, learn, and to share time together with family along with providing a space to support events, classes, and to be available to rent for events. With its large park setting, built-in barbeque facility, and spacious main room, it quickly became one of the most rented spaces in the entire city. After 47 years, the building is still one of the most rented facilities in our rental inventory and is widely accepted as the place to have a family gathering.

As part of the City's continuing goal to make Pleasanton the place to be; the facility was recently updated with a new look and feel, so even more memories can be made there. As part of the project, a modern fascia and gutter system were installed, the HVAC system was modified to quiet its operation and to give the users a more comfortable experience, new flooring was installed, and all of the 1969 wiring was removed and updated, along with adding new LED lighting on the interior and exterior of the building. Strings of LED lights were installed in the patio area to add warm lighting and to give the outdoor experience the feel of a place you want to be. The project was completed by adding a new

color of paint for the entire building. The Amador Recreation Center is now a warm and inviting place that will continue to help make memories for generations to come.

I would like to thank Support Services Division Staff: Chris Rizzoli, Thomas Fullam, Steven Castaneda, Mark Kopechny, Steve Blenio, Chris Brown, Justin Carlotti, Max Cazarez, Steve Clark, Mark O'Connor and Matt Santos for their exceptional work in this effort.

## **CASTLERIDGE OPEN SPACE EFFORT**

On March 8, 2016 at the City of Pleasanton's East Bay Regional Park District Liaison Committee meeting a draft Memo of Understanding between the City and the District regarding access to the Castleridge Trail off of Old Foothill Road was unanimously supported and the agreement is now moving forward to each agency's governing bodies for consideration. Once approved, it is projected that the Castleridge improvements will be completed within one year and the trailhead will then be opened to the public.

The basic components of the agreement include the provision of a license to the District to access the trail off of Old Foothill Road across the Austin property, the necessary improvements to Old Foothill Road and its conversion to one-way traffic, the construction of approximately 45-50 parking spaces to serve the trailhead (designed by City and constructed by the District), the provision of a restroom and water at the trailhead, the provision of a gate on the existing driveway serving the adjacent Messa and Segundo properties, and provisions related to operations and maintenance responsibilities. It also includes a commitment by the District to construct the Garms Staging area, located east of the Foothill Road/West Las Positas intersection, within 5 years.

The Castleridge Trailhead MOU will go to the Bicycle Pedestrian and Trails Committee on March 28, 2016 and the Park and Recreation Commission on April 14, 2016 and to the City Council on May 17, 2016.

## **COMPREHENSIVE DISASTER PLANNING**

Disaster Preparedness is alive and improving in the City of Pleasanton! The City Council has made disaster preparedness a priority and numerous things are being done to accomplish that priority! Among those, the City's Comprehensive Emergency Management Plan will soon undergo an update and a new Local Hazard Mitigation Plan will be developed. Personal disaster preparedness training is being offered to all staff, so when disaster strikes they will know their families are safe, while they help to bring the community back to normal as quickly as possible. Different types of training to help further enhance the City's ability to respond to a disaster will be scheduled on a regular basis throughout the year. The City's Disaster Council is being reactivated to bring City representatives together with outside agencies and organizations to discuss and train on how best they can work together prior to and following a disaster.

To help the community to prepare, LPFD currently offers Community Emergency Response Team (CERT) training twice per year. This 6 session training teaches disaster preparedness and basic response capabilities including fire safety, disaster medical and light search and rescue. It culminates with a drill

with LPFD firefighters giving an opportunity to practice what was learned throughout the course. CERT members can be a valuable resource to first responders when disaster strikes. The training is extremely popular. The next class, beginning April 18, was announced to the public last Friday and there is already a waiting list! If those on the waiting list do not get into the April class, they will have first opportunity to sign up once the dates of the next class are announced. If you have questions about CERT please email them to [CERT@lpfire.org](mailto:CERT@lpfire.org). To find out more about the upcoming class and/or to have your name put on the waiting list, please call 925.454.2361.

### **CITY COUNCIL AND PUSD BOARD OF TRUSTEES ANNUAL JOINT MEETING**

Each year, the City Council and Pleasanton Unified School District (PUSD) Board of Trustees meet jointly to discuss information that is helpful in furthering the ongoing collaboration and work of the two organizations and also highlight shared initiatives. The City Council and Board of Trustees will receive an update and discuss City and School District facilities, budgets, and the Amador High School traffic circulation improvements. Joint initiatives to be highlighted are Youth in Government Day, which was held on March 8, 2016, Health Fair to be held on April 16, 2016 and the Bike Safety Festival to be held on May 1, 2016. The meeting is scheduled for Monday, March 14, 2016 at the PUSD Office, Board Room; the meeting begins at 7:00pm.

### **PLEASANTON POLICE DEPARTMENT ANNUAL REPORT**

The Pleasanton Police Department Annual Report provides information to the community about our activity, our programs and our personnel. Included in the report is information on law enforcement and crime suppression activities, community outreach, key accomplishments and various department operations. During the 2015 calendar year, law enforcement locally and across the state realized notable increases in reported crime activity and Pleasanton was no exception to this trend. Despite this trend, the Department maintained an average Emergency Response Time of 3 minutes and 44 seconds and handled a 3 % increase of citizen initiated calls (an additional 1,024 calls).

A few of the Key Accomplishments for 2015 were: the development of a Brand Platform – **Better Together**, which was created through a collaborative effort with the community; the implementation of a body-worn camera system, which included the development of evidence (data) storage and policy; the implementation of “**Predpol**,” a predictive policing technology platform, which is used to impact and reduce crime trends; and the staging of a contemporary Active Threat and de-escalation training at Stoneridge Mall for the entire department in conjunction with our community and other public safety partners.

The City of Pleasanton continues to enjoy a high quality of life. Working together, the men and women of the Pleasanton Police Department remain focused on our commitment to deliver service with pride and professionalism. Click here to view [2015 Annual Report](#)

## **COMMUNITY SERVICES SPOTLIGHT – HOUSING AND HUMAN SERVICES GRANT PROGRAM**

In 2010, the City combined the former Housing grant program and the Human Services grant program into a single streamlined Housing and Human Services Grant (HHS) program. Funding for this program is provided from two federal grants (Community Development Block Grant and HOME Investment Partnership Program) and two local sources (Lower Income Housing Fund and the City of Pleasanton's General Fund). Past grant recipients have included non-profit organizations such as: Axis Community Health, Tri-Valley YMCA, Open Heart Kitchen, Tri-Valley Haven, Abode Services, Community Resources for Independent Living (CRIL), and Hope Hospice to name just a few.

Applications for the FY 2016/2017 HHS grant cycle were accepted from December 1, 2015 through January 25, 2016 and submitted and reviewed electronically via **ZoomGrants**, a web based system. This year, 30 applications were received (a 20% increase from last year) with a total funding request of \$929,764. All of the applications indicated that their projects addressed one or more of the priority needs and/or service delivery criteria identified in the 2011 Eastern Alameda County Human Services Needs Assessment: Findings Report and Human Services Commission's priorities.

On March 2, 2016 the Human Services Commission reviewed applications that are eligible to receive funding allocations from Community Development Block Grant (CDBG) and/or the City's General Fund for human services and non-housing related capital projects. The Housing Commission will review applications that were specifically related to housing on March 17, 2016. Recommendations from both Commissions will be forwarded to the City Council on April 19, 2016 for consideration. Approval of the fiscal year 2016/17 HHS funding recommendations will provide an estimated \$604,885 during the coming year for projects and services that primarily provide a direct benefit to low-income Pleasanton residents.

## **LIBRARY SPOTLIGHT - U.S. CITIZENSHIP AND IMMIGRATION SERVICES WORKSHOP**

On Saturday, March 12 at 2:30 p.m. the Library will host a free workshop *Getting to Know: U.S. Citizenship and Immigration Services*. The workshop will be presented by Lucee Rosemarie Fan, an officer from U.S. Citizenship and Immigration Services and will cover the eligibility requirements for naturalization, a demonstration of the naturalization interview, how to apply for a re-entry permit and how to inquire about the status of an application. The workshop will conclude with a question and answer session.

Additional citizenship and immigration services materials and resources are available at the **New American Corner** in the library. For additional information about this program or library services, please contact a Reference Librarian at 925-931-3400, or visit the Library's website at [Pleasanton Library Website](#)

## **COMMISSION AND COMMITTEE RECRUITMENT DEADLINE EXTENDED TO MARCH 18, 2016**

The City of Pleasanton is recruiting for the Commissions and Committee members. **To get an application, click [here](#).** Interviews will be held on March 31, 2016 and April 1, 2016.

For additional information contact the Office of the City Clerk at (925) 931-5027.

1 member - **The Bicycle, Pedestrian and Trails Committee**

1 member - **The Economic Vitality Committee** from each of the following categories: *Commercial Real Estate Development, Environmental Industry, Medical Technology, Non-Profit Community Based Organization*

1 member - **Planning Commission**

8 members - **Youth Commission:** *3 Middle School Members, 2 High School Members, 1 At Large Member (Middle School or High School), 2 Alternate Members (Middle School or High School)*

1 member - **Altamont Education Advisory Board:** must be a Pleasanton Unified School District Teacher in one of the following disciplines: Science, Environmental or Vocational Education.

I hope you enjoyed reading this update. If you have any questions please feel free to contact me at [nfialho@cityofpleasantonca.gov](mailto:nfialho@cityofpleasantonca.gov) or (925) 931-5002.

**Nelson Fialho**  
**City Manager**